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Building Committee Minutes 03-04-2003

TOWN OF ARLINGTON MINUTES REGULAR MEETING PERMANENT TOWN BUILDING COMMITTEE TUESDAY, MARCH 4, 2003

PRESENT: John Cole, Chairman Nancy Galkowski
 William Shea, Vice Chairman Robert Juusola
 Thomas Caccavaro Suzanne Owayda
 Teresa DeBenedictus Charles Stretton

ABSENT: Kathleen Donovan

PARTICIPANTS: DPC – J. Drown, Gary Larson, Walter Jacob
 Alan Brown, Principal – Stratton School
 Michael McCabe, Principal – Thompson School

CALL TO ORDER: 7:30 p.m.

THOMPSON & STRATTON PLAN REVIEW – DPC

Design Partnership of Cambridge is concerned about the lack of an executed agreement at this time. Because there is no signed contract the architect's consultants are reluctant to move forward, impeding the progress of the building plans and causing some delays in the project schedule. Ms. Galkowski will speak to Town Counsel. If the contract is not received by the end of the week, committee members will address the contract themselves.

- Mr. Drown distributed and reviewed the project schedule and the building plan options. Site plan options and configurations were distributed and reviewed by Mr. Gary Larson.

- The Thompson schemes included L-shaped and T-shaped schemes. While site plans numbered A1.3 and B1 were favored, the committee will delay a decision on the Thompson plans pending the recommendation of the Superintendent and the Principal. The committee will convene on Tuesday, March 11th at 6:00 p.m. in the Superintendent's office to address the issue.

- After a review of Stratton plans, the consensus of the committee and the Principal was for the site plan numbered A1.

On a **MOTION** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **adopt site plan A1 for the new Stratton School building. Due to concern about traffic issues, it was noted that there should be fewer curb cuts along Mountain Avenue into the parking area. (Mr. Larson will look at ways to separate the drop off areas.)** VOTE: Unanimous

HVAC ISSUES - Mr. Shea reviewed his report with regard to a policy for the proper sizing of the heating and ventilation equipment. Proposals include:

- A three-boiler system
- CO² units in all areas except the classrooms to monitor excess air in the buildings

DALLIN REVIEW – DRA

DRA architect, Stefan Chaires, was commended by the committee for his work on the new Peirce School.

- There was a review and discussion of the updated Dallin design schedule. It was noted that, because of some of the reductions made to the Dallin design, the scheduled bidding date of April 3rd would no longer be feasible. DRA proposed discussion of an alternative to having cost estimates available for Town Meeting in May. In an effort to present an accurate building cost estimate to Town Meeting, the committee will seek a second estimate. Mr. Juusola will contact the Daedalus firm for a proposal.

- Mr. Chaires indicated that the building plans are being developed in such a way as to tie in more closely to the surrounding neighborhood. He presented one of the two schemes shown to and favored by the Superintendent of Schools. The original square footage has been reduced by about 4 ½ %. The architect will continue to work on the details for the main entrance.

- The architect will meet with the committee again on March 18th. At that time, progress on the landscape plans will be reviewed. The construction staging area will be discussed at that time.

- Mr. Chris Granda of Sustainable Arlington referred to the list of questions submitted to the architect by the Sustainable Arlington and Dallin Rebuild committees (copies were distributed to the committee).

He commented that, while DRA had done a fine job of responding to them about materials and finishes, they were anxious to receive answers to specific energy questions. Mr. Chaires hopes to provide a reply this week.

- The architect had questions related to CDBG funding for the park. It was the committee's understanding that Dallin was not eligible for this grant, but Nancy Galkowski will seek clarification from the Planning Department.

Minutes – PTBC – March 4, 2003

- No emergency generator is included in the building plans. Mr. Chaires will investigate the condensate drain issue. Proprietary use of Vonduprin devices and Best locks was understood by the architect.

PEIRCE SCHOOL – DRA

- On a **MOTION** by Mr. Shea and seconded by Ms. DeBenedictus, it was VOTED to **approve Castagna Construction Requisition No. 17 in the amount of \$49,309.21 (balance remaining is plus \$118,000).** ROLL CALL VOTE: Unanimous

- On a **MOTION** by Mr. Shea and seconded by Mr. Caccavaro, it was VOTED to **approve DRA invoice in the amount of \$1,644.50 for Acentech noise testing as required by the Building Inspector.** ROLL CALL VOTE: Unanimous

- Because Castagna is applying for recertification with the Division of Capital Asset Management, the committee will be asked to complete the Contractor Evaluation Form received from the state. Copies of the form will be forwarded to each member.

EXECUTIVE SESSION

On a **MOTION** by Mr. Shea and seconded, it was VOTED to **enter into Executive Session to discuss possible legal matters relating to Brackett School and the Hardy School. The committee will come out of Executive Session to discuss other business in regular session.**

ROLL CALL VOTE: Unanimous (*See Page 3.*)

REGULAR SESSION – Cont'd.

INVOICES

On a **MOTION** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **approve DRA invoice no. 31 for the Peirce School in the amount of \$825.00 for construction administration services for January 1-31, 2003.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **approve DRA invoice no. 8 for Dallin services from September 1, 2002 through December 31, 2002 in the amount of \$63,600.00 (final 40% of contract documents in phase 1).** ROLL CALL VOTE: Unanimous

- ICON invoices - David Kale will be consulted before the committee takes action on these invoices.

On a **MOTION** by Mr. Shea and seconded by Ms. Galkowski, it was VOTED to **approve Morisi & Oatway invoice dated January 21, 2003, in the amount of \$1,156.80 and for invoice dated February 27, 2003, in the amount of \$475.44 for Hardy legal services.** ROLL CALL VOTE: Unanimous

- Conn. Kavanaugh, Rosenthal, Peisch & Ford invoices – will be held pending finalization of contract issues.

MINUTES

On a **MOTION** by Mr. Shea and seconded by Ms. Galkowski, it was VOTED to **approve PTBC meeting minutes for December 17, 2002, January 7, 14, 15, 21, 2003.** VOTE: Unanimous

On a **MOTION** by Mr. Cole and seconded by Mr. Caccavaro, it was VOTED to **approve PTBC meeting minutes for February 4, 11, 18, 2003.** VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 10:20 p.m.

Respectfully Submitted,

Marie Carroll

